

# Buck Nail Ranch

10,062± acres | \$35,217,000 | Albany, Texas | Shackelford and Jones Counties



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

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# Buck Nail Ranch

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We are honored to have been chosen as the exclusive broker for the marketing of the outstanding Buck Nail Ranch. Covering a little over 10,000 acres in Shackelford and Jones Counties, this ranch offers most everything a serious buyer could ask for. The property has been owned by the same family since the mid-1990s, and care and attention to the land and improvements are apparent.

## Location

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The Buck Nail Ranch is located in the western portion of Shackelford County with a small piece extending into eastern Jones County. The ranch has its primary access from the north from Highway 180. There are also two additional ways to get to the ranch off Highway 351 from the south. Albany, Texas is located approximately 15 miles east of the property, with Abilene being about 20 miles to the south. Also, within a short driving distance is the DFW Metroplex and DFW International Airport, which is a short 2 1/2-hour drive to the east.

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## Property Description

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The Buck Nail is a mixture of rolling hills and productive creek bottoms. Canopies of native brush blended with open areas are scattered throughout the property. This combination of tree cover and open country offers excellent habitat for game. There are approximately 350± acres in cultivation used for wheat pasture and/or food plots for the native wild game and cattle. Whitetail deer, turkey, hogs, dove, and quail call the ranch home. The Buck Nail has been used as a combination cattle ranch and hunting venue for family and friends. The property has never been commercially hunted and the number of deer taken over the years has been very limited. The ranch is very well watered with two all-weather creeks and a co-op waterline providing substantial water sources throughout the property.

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The property is fenced and cross-fenced with water running to all pastures provided by the co-op water supply. Water troughs with floats are strategically placed in pastures for cattle along with ponds, also located in most pastures. Two all-weather creeks run through different portions of the property. Long Creek meanders the length of the ranch from east to west with large holes of water found along the creek, even in the dry season. Deadman Creek enters the ranch on the west side providing another source of water for the property

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## Improvements

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The Buck Nail Ranch is attractively improved, and the structural improvements have been very well maintained in the past. The main headquarters are located in the middle of the property, approximately 2 miles from the front gate. Located at the headquarters is the main house, bunk house, barns, and cattle pens, along with cattle guards leading to pastures in all directions. The main house is a 3 bedroom, 3 bath, beautiful brick home with an open kitchen area, living room, and dining room. The house has a carport and outdoor entertainment area along with large trees throughout the yard. The front yard looks over the headquarters' grounds which encompasses about 24 acres, all fenced, mowed, and containing the other structural improvements.

Additionally, located within the main headquarters' grounds is a bunk house, which has 3 bedrooms and 1 bath. Other improvements include a small barn, shop, and horse barn with a small turnout area. A game feeder is positioned in front of the main house, perfect for viewing wildlife in the evenings, while entertaining outside. Separate from the main headquarters is a manager's house which has been recently remodeled. It contains 3 bedrooms and 2 baths. The manager's home is located on the main road from the ranch entrance to the headquarters. All the improvements are in excellent condition and ready for the new owner to move in.

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## Wildlife • Recreation

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The Buck Nail Ranch has the benefit of being located in one of the best hunting regions in the State of Texas. White-tail deer are plentiful due to limited hunting for the last 25+ years. It is not uncommon for deer in this area to range in size from 160" to 190" inches in decent years. In addition to deer hunting, the property is also located in a prime area for quail hunting. While the quail population has been down in recent years, when the quail numbers are up, this ranch is positioned in the center of some of the best quail hunting habitats to be found. Turkey and dove hunting are also very good in season. Fishing is available along the creeks and ponds in the warmer months.

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## Water Features

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The ranch is well-watered with the co-op waterline running through the property. This water source is known as the West Central Texas Municipal Water System. This line provides water throughout all pastures for cattle along with water to the improvements at the headquarters. The ranch currently has two taps on the line. Also, the property benefits from live creek water and earthen ponds. Without question, the Buck Nail Ranch is considered to be very well watered.

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## Resources

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The Buck Nail Ranch is now offered for sale with 100% of all minerals owned by the seller. It is unknown exactly what percentage and in what locations of the ranch the seller owns minerals, but no reservations will be made. The offering also includes all rights associated with wind and solar energy production. A considerable amount of wind energy production is located in the area.

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## Price • Remarks

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The Buck Nail Ranch represents a rare opportunity to own a large, well-maintained working cattle ranch in Shackelford County. Ranches of this size are seldom offered for sale in this sought-after area of Texas. This property has been very well taken care of while under the same family ownership for the last 25+ years. The Buck Nail Ranch is very realistically priced at \$3,500 per acre.

If you are in the market for a quality, very well located, ready-to-move-in and operate ranch, with great investment and recreational potential, don't miss this rare opportunity. You will not be disappointed in the Buck Nail. It is truly one of the best.

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Call Layne Walker today at (214) 244.6484 for more information or to schedule a tour.





## Buck Nail Ranch

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\$35,217,000 | 10,062± acres  
Albany, Texas  
Jones and Shackelford Counties

### Headquarters

- Located 2 miles inside the Main Gate
- Main Home
  - ~ 3 Bedroom, 3 Bath
  - ~ Open floor plan
  - ~ Outdoor entertainment area
- Managers Home
  - ~ 3 Bedrooms, 1 Bath
- Bunk House
- Barn
- Shop
- Horse barn w/small turnout
- Cattle Pens
- 24 acres manicured grounds

### Water Features

- Co-op water supply
- Two (2) all-weather creeks
  - ~ Long Creek (East-West through the ranch)
  - ~ Deadman Creek ((Western portion)
- Water troughs
- Ponds

### Wildlife • Recreation

- White-tail
- Quail (Prime hunting habitat)
- Turkey
- Dove
- Fishing

### Resources

- 100% of all owned minerals
- All wind energy and solar energy rights

### Price per acre

- \$3,500





Haskell

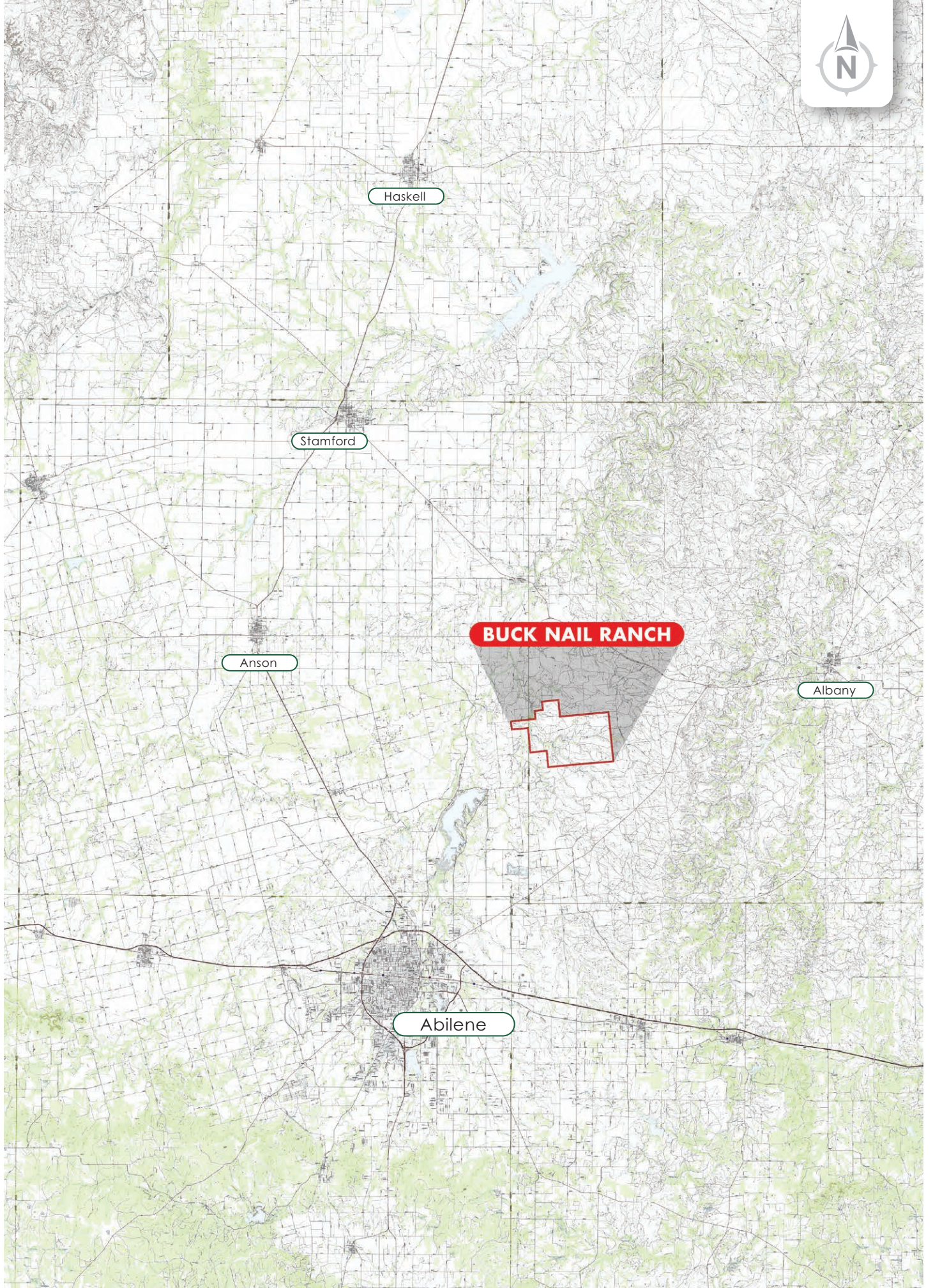
Stamford

Anson

**BUCK NAIL RANCH**

Albany

Abilene







WILSON CREEK RD

THREME CREEK

LONG CREEK

COUNTY RD 303

COUNTY RD 303

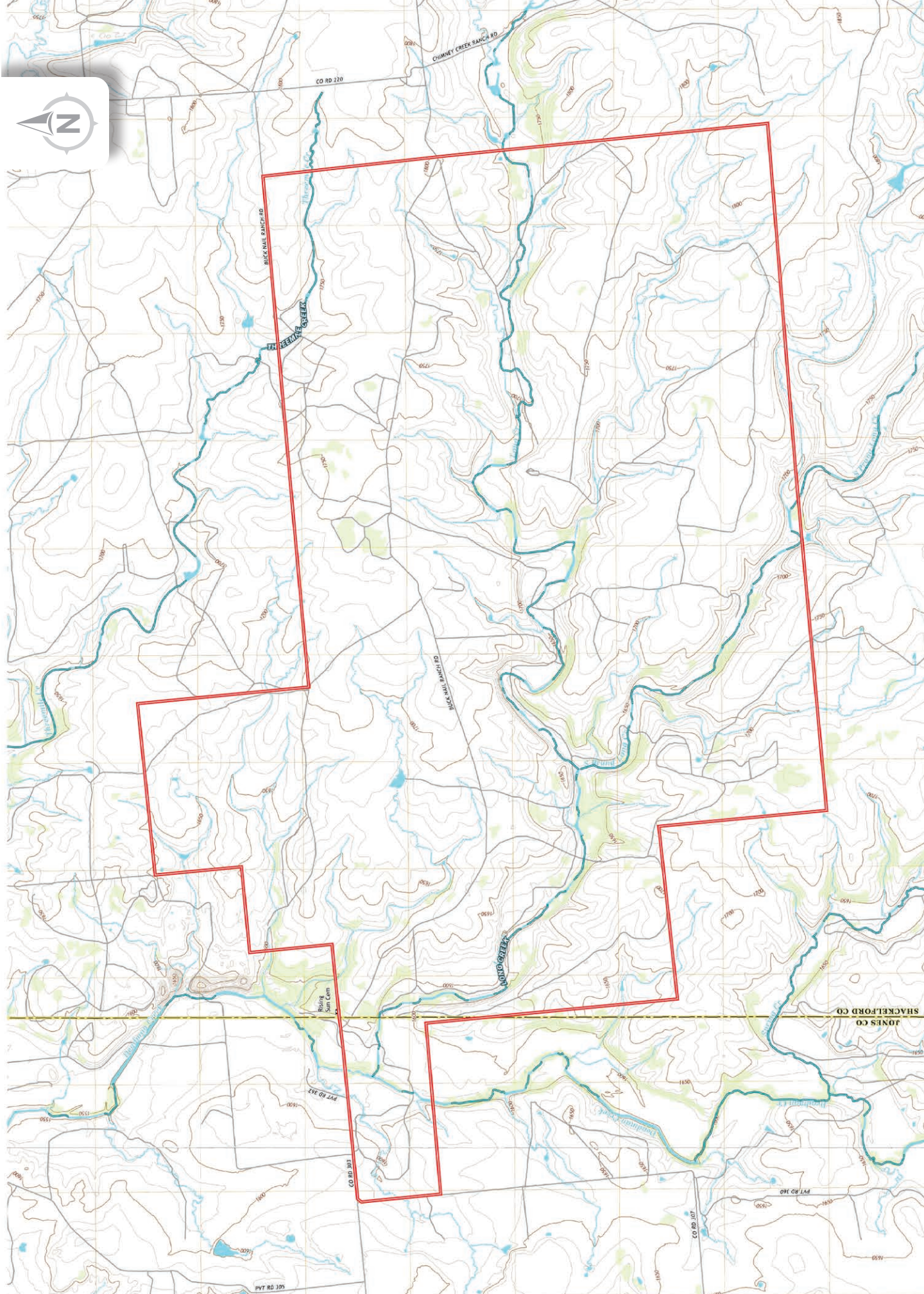
COUNTY RD 307

COUNTY RD 307

COUNTY RD 307

32.6606, -99.5578







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